

**DRAFT MINUTES OF THE ANNVILLE TOWNSHIP  
PLANNING COMMISSION  
February 8, 2021**

The February Regular Monthly Meeting of the Annville Township Planning Commission (PC) was held starting at 7:00 PM on February 8, 2021 at the Annville Public Works Facility, 675 West Main Street, Annville, PA with the following members present: Gary Kotsch, Karen Mailen, David Palanzo, Anthony Perrotto, and Matthew Reedy. Also in attendance were Nicholas T. Yingst, Township Administrator; Kent Morey, Township Engineer; Jonathan Johnson, East Maple Street; Paul Longenecker, Heisey Road; Dean Wolfe, West Main Street; Matthew Twomey, Capital Construction Management; and Aaron Bricker, RGS Associates. In the absence of a Chairperson, Mr. Perrotto called the meeting to order and led those present in the Pledge of Allegiance to the flag of the United States of America.

**NOMINATION AND ELECTION OF OFFICERS:** As this was the first meeting of the year for the PC, the chair of the meeting was yielded to Mr. Yingst for the purpose of accepting nominations and conducting voting for the election of officers for 2021.

**Election of Chairperson:** Mr. Yingst asked for nominations for Chairperson. **MOTION** by Mr. Kotsch, second by Mr. Reedy to nominate Anthony Perrotto for the office of Chairperson. Mr. Yingst asked if there were any other nominations for Chairperson. Hearing none, **MOTION** by Mr. Palanzo, second by Ms. Mailen to close the nominations for the office of Chairperson and to instruct Mr. Yingst to cast a unanimous ballot for Anthony Perrotto for the office of Chairperson of the PC for 2021. Motion carried unanimously and Mr. Yingst cast a unanimous ballot for Anthony Perrotto for the office of Chairperson as instructed.

**Election of Vice Chairperson:** Mr. Yingst asked for nominations for Vice Chairperson. **MOTION** by Ms. Mailen, second by Mr. Perrotto to nominate Gary Kotsch for the office of Vice Chairperson. Mr. Yingst asked if there were any other nominations for Vice Chairperson. Hearing none, **MOTION** by Mr. Reedy, second by Mr. Palanzo to close the nominations for the office of Vice Chairperson and to instruct Mr. Yingst to cast a unanimous ballot for Gary Kotsch for the office of Vice Chairperson of the PC for 2021. Motion carried unanimously and Mr. Yingst cast a unanimous ballot for Gary Kotsch for the office of Vice Chairperson as instructed.

**Election of Secretary:** Mr. Yingst asked for nominations for Secretary. **MOTION** by Mr. Perrotto, second by Ms. Mailen to nominate Matthew Reedy for the office of Secretary. Mr. Yingst asked if there were any other nominations for Secretary. Hearing none, **MOTION** by Mr. Perrotto, second by Mr. Palanzo to close the nominations for the office of Secretary and to instruct Mr. Yingst to cast a unanimous ballot for Matthew Reedy for the office of Secretary of the PC for 2021. Motion carried unanimously and Mr. Yingst cast a unanimous ballot for Matthew Reedy for the office of Secretary as instructed before yielding the chair of the meeting to Chairperson Perrotto.

**RECOGNITION OF VISITORS AND OPPORTUNITY FOR PUBLIC COMMENT:** No public comments were noted from those in attendance.

**REVIEW AND APPROVAL OF MINUTES:** **MOTION** by Mr. Kotsch, second by Mr. Palanzo to approve the minutes of the Regular Meeting held June 8, 2020 as presented. Motion carried unanimously.

**OLD BUSINESS:** None noted.

**NEW BUSINESS:**

**Review of Lebanon Valley College (LVC) School of Nursing Building Sketch Plan:** Mr. Bricker shared a sketch plan for a proposed LVC School of Nursing building for the parcel just north of Heisey Road and the college's sports facilities. He shared the building would cover 30,000 square feet over two stories with a design capacity for 350 students that would include classrooms, labs, study corners, conference rooms, and storage. He noted the proposed building would be connected to the existing Arnold Health Professions Pavilion (AHPP) via an atrium that would provide access to it. Regarding parking, Mr. Bricker indicated the college may add a few additional spaces north of the AHPP, but most parking for the proposed building would be on the existing lots to the south of Heisey Road. Regarding stormwater, he indicated his awareness of the Township's concerns based upon conversations with Mr. Morey and Mr. Yingtst. Noting that stormwater on the parcel flows from the northwest to the southeast, Mr. Bricker indicated the existing stormwater facilities for the AHPP to the west of the proposed building would remain in place and a new stormwater facility was proposed to the southeast. He also pointed out the possibility of a future building theoretically connected to the School of Nursing that was included on the sketch plan; while he indicated such a possible building was not part of this submission, from a planning standpoint he thought it appropriate to include it and noted it may be considered for the stormwater calculations if prudent.

Mr. Bricker then asked for input from those in attendance, specifically inquiring if the PC would be open to a combined preliminary/final plan submission due to the nature of the project. Chairperson Perrotto indicated the PC had recommended waivers for combined plan submissions in the past, but this was dependent on whether all issues had been clearly and satisfactorily addressed to the comfort of the PC. Mr. Bricker indicated he understood, and that he also intended to submit the plan well in advance of its formal review by the PC to allow for adequate review time prior to such a meeting. Mr. Wolfe indicated his concern about the intersection of Heisey Road and State Route 934, which was the only point of access and egress for Heisey Road and asked if RGS had any concerns or thoughts about improving this intersection. Mr. Bricker indicated his firm was looking into this as the proposed building would be for a new program at the college. Reflecting that LVC's consultant for the AHPP project did not believe a traffic impact study was necessary at the time that plan was submitted, Mr. Kotsch asked if RGS would be conducting a traffic study for this project. Regarding egress concerns, he also recollected there was discussion in conjunction with the AHPP plan about possibly extending Heisey Road to the east to meet North Weaber Street.

Mr. Longenecker then shared stormwater issues he had observed during high rain events over the past few years, noting several inches of water on Heisey Road and expressing his concern that future development would only exacerbate these existing problems. Mr. Bricker indicated the project would meet whatever the Township's stormwater regulations were. Mr. Longenecker asked if the college was willing to be a good neighbor to the community and do more than the minimum requirements, citing a high water table on the ridge where the building was proposed and how that already contributed to high stormwater flow from the college's properties north of the railroad tracks that ultimately entered the Ulrich Street stormsewer system. Mr. Bricker noted

his firm had not yet begun the stormwater calculations, but also noted the stormwater facilities for the AHPP were designed by another firm. Mr. Morey noted that, based upon Mr. Longenecker's comments, if RGS determined there was a high water table that needed to be accounted for in the design of the stormwater facilities. Mr. Bricker indicated there would be an improvement in flow as the Township's requirements mandated that new projects be designed to manage stormwater for a two-year storm in comparison to a one-year storm for that same area prior to construction, so the overall situation should be improved. Mr. Morey reiterated that RGS's calculations needed to also account for groundwater, both during and after construction.

Chairperson Perrotto returned to the question of a traffic impact study, recalling LVC's consultant at the time believed such a study was not necessary for the AHPP as that building was for an existing program. While indicating his support for the continued growth of the college, Chairperson Perrotto noted the School of Nursing was a new program that would significantly increase LVC's enrollment, as well as traffic for classes held in buildings accessed via Heisey Road, which would exacerbate the existing traffic challenges at the Heisey Road and State Route 934 intersection. Mr. Bricker indicated RGS would look at the warrants for such a study and was fine having a continued conversation about this, but also noted he did not believe this proposed building would have a significant impact on the current conditions. Mr. Longenecker noted the current traffic conditions at that intersection were already a problem, especially during sporting events and graduation. While noting the proposed location for the building would reduce overflow parking for football games, he indicated the single access and egress point was an even bigger problem. Mr. Wolfe asked about the status of the State Route 934 Road Safety Audit that was being planned by the Lebanon County Planning Department in conjunction with the Pennsylvania Department of Transportation and Mr. Yingst indicated that had been put on hold for the time being due to the COVID-19 pandemic.

Mr. Kotsch asked if there was adequate sewer capacity for the project at the wastewater treatment plant. Mr. Bricker indicated that would be determined by his firm and submitted as part of the plan. Mr. Kotsch also returned to the question of access and egress, noting a single point was a concern. Mr. Longenecker indicated this would certainly be a problem in case of an emergency, and he provided examples of same. Chairperson Perrotto asked Mr. Bricker to consider adding additional vehicular access points when he submitted the plan. He also asked if there were any other items from Mr. Morey's comment letter that he believed were not addressed, with Mr. Morey indicating he believed most major areas had been discussed.

Mr. Bricker and Mr. Twomey left the meeting at 7:36 PM.

**Review of Applicant for Vacancy on the PC:** Chairperson Perrotto welcomed Mr. Johnson, who had submitted a letter of interest to fill the vacancy on the PC. At the Chairperson's request, Mr. Johnson shared his background and his reason for desiring to serve on the PC. He noted he was a 17-year resident of the Township, having served on the Annville Economic Development Authority during its Annville Center project, and prior to that having served on Borough Council when a resident of Cleona Borough. He also shared about his occupation and how he believed that would bring a beneficial perspective to the PC, as well as his overall vision for the Township and its future development. Several members of the PC acknowledged Mr. Johnson's impressive qualifications and with no further questions or comments noted, Chairperson Perrotto asked if

anyone wished to make a motion recommending the appointment of Mr. Johnson to fill the vacancy on the PC. **MOTION** by Mr. Kotsch, second by Mr. Palanzo to recommend to the Board of Commissioners it appoint Jonathan Johnson to the PC for a term expiring on December 31, 2024. Motion carried unanimously.

**Traffic Impact Studies and Access Points:** Mr. Morey briefly discussed the nature of traffic impact studies and access points with those in attendance.

**ADJOURNMENT:** There being no further business to come before the PC, **MOTION** by Mr. Kotsch, second by Mr. Reedy to adjourn the meeting. Motion carried unanimously and the Regular Meeting was adjourned at 7:57 PM.

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Secretary